
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	816 Potomac Avenue SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 26, 2018	<input checked="" type="checkbox"/> Alteration
Case Number:	18-244	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owner Thomas Jefferson Real Estate LLC, with plans prepared by PGN Architects, requests concept review for a new four-story side addition, at the property located within the Capitol Hill Historic District.

Property Description

816 Potomac Avenue SE is four-story brick apartment building designed by William Harris and built in 1928. The building is a contributing resource to the Capitol Hill Historic District. The primary elevation is clad in light colored brick and features paired six-over-six double-hung windows; decorative stone string-courses, and roundels. The Board approved a new four-story residential building immediately to the east at 818 Potomac in July 2017; the site of the subject addition is within an approximately 30 wide gap to the west between 816 and the corner building at 810. There is a semi-circular paved concrete driveway within public space in front of 816 and the vacant side yard.

Proposal

The plans call for construction of a new four-story side addition that would fill the gap between 816 and 810. The addition would align with the building's existing façade and feature a rectangular projecting bay but would read as a separate adjacent row building. The primary elevation would be clad in a complimentary light-colored brick and feature metal panels and single-pane operable windows with transoms. The addition would be internally connected to 816, but with most of the masonry side wall at the 816's west elevation remaining intact. The ground floor of the addition will feature an egress entrance/exit door but the primary entrance will remain located at the historic entrance at 816. At the roof there would be two stair bulkheads set back 10' 0" from the primary elevation and not seen from Potomac Avenue. The rear elevation at the addition will be clad in cementitious panels and feature single-pane windows and projecting metal balconies. The curved concrete driveway would be removed and replaced with paved walkways and a square patio surrounded by landscaping.

Evaluation

The intention of the design is to have the new addition read as a new building within the streetscape instead of an extension of 816. The use of brick is in keeping and compatible with

816 and 810 (as well as the broader historic district), whereas the slightly lighter shade will help to differentiate it from 816 and cause it to read as a new building. The proposed height and massing of the addition will relate well to the other buildings within the block and streetscape. The use of a rectangular projecting bay will recall projecting bays at the rowhouses within the district, the newly approved building at 818, as well as at larger scale buildings such as the Navy Yard Car Barn. The fenestration pattern is regular and aligns well with the windows at 816. The removal of the driveway and proposed landscape plan will enhance the character and setting of the property, and will be more compatible with the character of the historic district's public space front yards.

Recommendation

The HPO recommends that the Board approve the concept as consistent with the purposes of the preservation act and delegate final approval to.

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